

069.0

Map

0001

Block

0011.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPAISED: 632,000 /

USE VALUE: 632,000 /

ASSESSED: 632,000 /

Total Card /

Total Parcel

632,000

632,000

632,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
42		FAIRVIEW AVE, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: DOWNIE DOUGLAS J & JACQUELINE

Owner 2: TRS/ DOUGLAS J DOWNIE TRUST

Owner 3: JACQUELINE M DOWNIE TRUST

Street 1: 42 FAIRVIEW AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: DOWNIE DOUGLAS J--ETAL -

Owner 2: DOWNIE JACQUELINE M -

Street 1: 42 FAIRVIEW AVE

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1570 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5070		Sq. Ft.	Site		0	70.	1.13	12									400,469						400,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5070.000	230,800	700	400,500	632,000
Total Card	0.116	230,800	700	400,500	632,000
Total Parcel	0.116	230,800	700	400,500	632,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		402.55	/Parcel: 402.55

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	230,800	700	5,070.	400,500	632,000		Year end	12/23/2021
2021	101	FV	222,200	700	5,070.	400,500	623,400		Year End Roll	12/10/2020
2020	101	FV	222,200	700	5,070.	400,500	623,400	623,400	Year End Roll	12/18/2019
2019	101	FV	181,300	700	5,070.	371,900	553,900	553,900	Year End Roll	1/3/2019
2018	101	FV	181,300	700	5,070.	371,900	553,900	553,900	Year End Roll	12/20/2017
2017	101	FV	181,300	700	5,070.	326,100	508,100	508,100	Year End Roll	1/3/2017
2016	101	FV	181,300	700	5,070.	297,500	479,500	479,500	Year End	1/4/2016
2015	101	FV	180,400	700	5,070.	263,200	444,300	444,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWNIE DOUGLAS	1524-118		4/3/2018	Convenience	100	No	No		
	876-155		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	189	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
11/12/1999	Inspected	256	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
7/24/1995		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Legal Description

User Acct

43768

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

10/25/18

!5894!

PRINT

Date

Time

12/30/21

02:56:41

LAST REV

Date

Time

04/16/19

15:11:47

apro

5894

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Total AC/HA: 0.11639

Total SF/SM: 5070

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total:

400,469

Spl Credit

Total:

400,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

AssessPro Patriot Properties, Inc